

City of Reading Zoning Hearing Board Meeting
PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting
Wednesday, April 9, 2008 @ 5:30 PM

NEW APPEALS

1. 440 Lehigh St. (Appeal No. 2008-05)

Hear the appeal of Angelino Soriano for Use Variance under §27-809 Day Care Center not permitted in CN zoning district and §27-1202.4 Use not permitted by right. Applicant intends to operate center from 6 AM to 12 Midnight; two shifts w/ 2 persons/shift in a 904 ft² facility with parking, a portion of which will be designated for indoor play. Facility has no sprinkler system and is connected to pizza shop and grocery store – commercial establishment. The applicant intends to serve prepared foods to the children. There are 5 parking spaces designated for employees and drop off location. Requests number of children in center to be determined by ZHB.

2. 100 N. 3rd St. (Appeal No. 2008-06)

Hear the appeal of City of Reading Planning Commission under §27-301.A Zoning permit scope; §27-301.2.A & B Zoning permit types of uses; §27-1703.A.1 and 2 Signs in Residential Districts; §27-1703.H Signs Residential District Financial Institutions; §27-1714.B Signs illumination; §27-1715 signs projection. The Planning Commission requests the Zoning Hearing Board require revocation of the permit and removal of the sign.

3. 204 Hancock Blvd. (Appeal No. 2008-07)

Hear the appeal of Carmen A. Mendez for Special Exception under §27-803 and §27-1202.4.A to operate a home based Day Care in R-2 zoning district and §27-1202.4.C off-street parking is not available. Applicant intends to operate the home day care from 6 AM to 11 PM, Monday through Saturday for a total of 6 children per shift. There are 5 people currently residing at the address: Two adults and 3 grandchildren (one adult and 3 children are in house temporarily). Floor plan indicates available space of 561 ft².

4. 173 West Oley St. (Appeal No. 2008-08)

Hear the appeal of John M. Baez and Jose Torres for a Barbershop under §27-804 Use not permitted by right in R-3 zone; §27-607.6(B) nonconforming use abandoned greater than 12 months; proposes on street parking and off street parking: two spaces in parking pad and 2 spaces in garage (parking will interfere with residents of building). Proposes to start with one barber then total a maximum of 4 barbers with a total of 8 chairs and 2 sinks. Property used to be Ella's Card and gift shop but has been vacant for several years.

5. 232 North 5th St. (Appeal No. 2008-09)

Hear the appeal of Dr. Lazaro Pepen and Sunilda Tejada for Special Exception under §27-808 Use not permitted in CR district relative to changing commercial into apartments and §27-1202 Adaptive Reuse allows commercial buildings to be converted into residential use under Special Exception. Applicant proposes to convert the first floor commercial unit into two separate apartments; there are currently several apartments located on 2nd and 3rd floor: Apartment 1 equates to 639 ft² and meets the criteria for One Bedroom apartment; Apartment 2 equates to 778 ft² and meets the criteria for a Two bedroom apartment in accordance with §27-1202.1.B. Applicant indicates 15 parking spaces are available.